

LOAN SUMMARY
(READ THIS FORM CAREFULLY IN ITS ENTIRETY)

Date delivered: _____

PROPOSED TERMS AND COSTS OF YOUR MORTGAGE LOAN

This summary is provided in addition to specific disclosures that may be required under federal and state law. The intent of this summary is to provide you with a simple, clear explanation of your proposed loan terms and costs. Additionally, by following the steps outlined at the bottom of this document, you may compare the proposed terms to the final terms at closing.

LOAN AMOUNT \$ _____.	LOAN TYPE <input type="checkbox"/> Fixed <input type="checkbox"/> Adjustable <input type="checkbox"/> Other _____ describe _____ Term of Loan	INTEREST RATE _____ % APR _____ % See term 1 below	INITIAL PAYMENT \$ _____ Sum of terms 3a + 3b below
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TRANSACTION SUMMARY

Purchase Price	\$ _____	Less: Loan Amount	\$ _____	
Refi/debt amount	_____	Earnest Money Deposit	_____	
Closing Costs	_____	Application Deposit	_____	
Prepays	_____		_____	
Estimated Funds <input type="checkbox"/> FROM Borrower \$ _____ <input type="checkbox"/> TO Borrower \$ _____ At time of closing. (Note to borrower: funds needed at time of closing include down payment in a purchase transaction.)				

THE FOLLOWING TERMS APPLY TO YOUR LOAN

1. Your rate ☐ IS locked, ☐ IS NOT locked. If your rate is locked, you have a right to know the terms of that lock and must receive disclosure in a separate document within 3 DAYS of the lock.
2. Your rate may ADJUST upwards by _____ % every _____ month(s) until it reaches _____ %. This rate adjustment may occur regardless of any other factors and is likely to affect your monthly payment amount. You must receive a SEPARATE DISCLOSURE within 3 DAYS of making application if your rate is adjustable.
3. The initial payment above includes (a) \$ _____ of ☐ Property Taxes ☐ Hazard Insurance ☐ Private Mortgage Insurance (PMI) ☐ OTHER: _____ PLUS (b) Your contractual (note) starting payment is \$ _____.
4. Your loan ☐ DOES ☐ DOES NOT contain a PREPAYMENT PENALTY. The terms of this prepayment penalty are written in the note (or may be attached as an addendum to the note) you will sign at closing, . This penalty may be significant and may be incurred in the event you refinance the loan, make significant additional payments to principal, or pay-off the loan due to sale.

PROPOSED TERMS VERSUS FINAL TERMS

The terms provided to you in this summary are estimates and may change as conditions warrant. For example, loan amount, fees, or rate (unless locked and subject to such rate). However, the summary is intended to provide you with a reasonable estimate of the costs and terms you will be offered at closing. Under Washington law, certain increases in fees are required to be re-disclosed to you prior to closing. You may contact the Washington Department of Financial Institutions for clarification on re-disclosure at 360-902-8700.

HOW TO COMPARE

The Loan Amount, Loan Type, Rate, Rate Adjustment, and Note Payment should be compared to the terms of the Note you sign at closing. The costs identified above are derived from a disclosure form known as a Good Faith Estimate which must be provided to you within 3 business days of application. You should compare the Good Faith Estimate to the costs shown on this form before proceeding with your transaction. You should compare the costs on the initial or revised Good Faith Estimate to the HUD Settlement Statement you will receive at closing. You have the right to review your HUD Settlement Statement 1 DAY PRIOR to signing. You have the right to understand any discrepancies noted. You are not required to close this loan transaction and may cancel at any time without incurring penalties or fees. However, you may incur certain third party costs such as appraisal fee, credit report fee, title and escrow cancellation fee and non-refundable rate lock fee. If you pay for these reports, you may make written request to transmit them to another broker or lender for your use.

INFORMATION FOR MONITORING PURPOSES

This disclosure was delivered by _____ (Representative) of _____ (Company).

BORROWER(S) NAME (PLEASE PRINT) _____ PHONE# _____.

WA DFI'S MODEL DISCLOSURE FORM

¹This disclosure form is designed to conform to the requirements of the Washington State Mortgage Broker Practices Act, chapter 19.146 RCW ("Act"). Pursuant to the Act, every contract between a mortgage broker and a borrower shall be in writing and shall contain the entire agreement of the parties. For your own protection, please note that verbal understandings, and documents not signed and dated by both parties, may not be enforceable under the Act.

This form contains specific disclosures required under State law. In addition, other disclosures are required under Federal law and regulation, and joint Federal/State law and regulation. The Good Faith Estimate of Settlement Charges and the Truth in Lending Disclosure Statements are disclosures required under both State and Federal law.

The Good Faith Estimate ("GFE") reflects the cost of your loan transaction based on estimates prepared in good faith by your mortgage account executive. While this disclosure details our best estimate of the costs you will likely incur, the accuracy may be limited by actual third party charges or deviations from the original lending premise. State law prohibits a mortgage broker from charging any fee that inures to the benefit of the mortgage broker if it exceeds the fee disclosed in the initial GFE, unless the need to charge the fee was not reasonably foreseeable at the time of initial disclosure, and the mortgage broker has provided to the borrower, no less than three business days prior to the signing of the loan closing documents, a clear written explanation of the fee and the reason for charging a fee exceeding that which was previously disclosed. However, if the borrower's closing costs, excluding prepaid costs of ownership, do not exceed the total closing costs on the most recent GFE, no other disclosures are required.

The Truth in Lending Disclosure Statement ("TIL") reflects the amount financed; the finance charge; the annual percentage rate ("APR"); the total amount of all payments; and information concerning: i) a variable rate mortgage (if applicable), ii) demand features, iii) the total sale price, iv) the pre-payment charge, v) late payment charges, vi) a security interest in your property, vii) insurance premiums, and viii) the creditor's policy on loan assumption. If your loan has a variable rate, we will make additional disclosures regarding the circumstances under which the rate may increase, any limitation on the increase, the effect of an increase, and an example of the payment terms resulting from an increase.

WA DFI'S MODEL DISCLOSURE FORM

FUNDS TO BE HELD IN TRUST

²Any moneys provided by you to us for the payment of third party provider services (such as appraisals) are held in a trust account, and any moneys remaining after payment to third party providers will be refunded to you.

_____ generally ☐ does ☐ does not request advance funds for payment of third parties
Name of mortgage broker and/or lender

I/We have read and understand this disclosure of Funds Held in Trust.

Borrower's Signature

Borrower's Printed Name

Date

Borrower's Signature

Borrower's Printed Name

Date

CERTAIN REPORTS AVAILABLE

²If you are unable to obtain a loan for any reason, we will, within five (5) days of a written request by you, give copies to you of any appraisal, title report, or credit report paid for by you, and transmit the original appraisal, title report, or credit report to any other mortgage broker or lender to whom you direct. **Transmission of these reports includes the rights to use these reports, although in certain cases a new appraisal may be required.**

Should the need arise, you may send such written request to:

Name of mortgage broker

Address of mortgage broker

City

State

Zip

I/We have read and understand this disclosure of Reports Available.

Borrower's Signature

Borrower's Printed Name

Date

Borrower's Signature

Borrower's Printed Name

Date

RATE LOCK DISCLOSURE:

¹Borrower understands that quoted rates reflect the currently available lending rate only. RATES CHANGE WITHOUT NOTICE. THERE IS NO RATE GUARANTEE FOR UNLOCKED LOANS. A LOAN IS NOT LOCKED UNTIL AN AGREEMENT HAS BEEN ACHIEVED BETWEEN THE MORTGAGE BROKER AND A SPECIFIC LENDING INSTITUTION, AND THE BORROWER HAS ENTERED INTO A SIGNED LOCK AGREEMENT WITH THE MORTGAGE BROKER. A locked loan is assigned a specific expiration period within which time the borrower must not only sign the documents, but the loan must fund. The lender's decision to make a loan is based on numerous factors, many of which are outside of the mortgage broker's control. Your loan cannot be closed until it has been underwritten, approved, and properly documented. We will strive to obtain all of the required information so that a lending determination can be made, and the loan funded within the lock-in period. However, neither the mortgage broker nor the lender IS OBLIGATED TO MAKE A LOAN TO YOU.

²We have chosen NOT TO LOCK our loan, and we understand that our rate is subject to change without notification. If we choose to lock-in our rate subsequent to this disclosure, we will be delivered a Rate Lock Agreement/Disclosure within three (3) days of the agreement, including Saturdays, along with another copy of this disclosure.

Borrower(s) initials _____

²I/We have chosen TO LOCK our loan, and have completed a rate lock agreement with the mortgage broker.

Borrower(s) initials _____

I/We understand that this rate lock agreement ☐ is guaranteed ☐ is not guaranteed by _____
name of mortgage broker and/or lender

Borrower(s) initials _____

If I/we have paid a fee in conjunction with this interest rate lock, the conditions for refund of such fee will be contained in the Rate Lock Agreement/Disclosure Form signed by me/us.

Borrower(s) initials _____

¹Optional elements

²Required elements

WA DFI'S MODEL DISCLOSURE FORM

DFI MODEL RATE LOCK AGREEMENT/DISCLOSURE FORM

BORROWER(S) _____
PROPERTY _____
ADDRESS _____

LOAN AMOUNT _____
LOAN TYPE (fixed, ARM, HELOC, lien position, etc) _____
LOAN PROGRAM (frequency of ARM, etc) _____

Mortgage Broker Firm _____ is pleased to confirm a rate lock on your mortgage loan subject to the terms and conditions in the agreement. **Mortgage Broker Firm** has negotiated your lock with one of our lender relationships. **Mortgage Broker Firm** makes no warranties for the lender regarding the lender's ability or willingness to deliver such lock. The lock is facilitated by an agreement between **Mortgage Broker Firm** and the lender. The cost, terms, duration, and conditions of the lock-in agreement are detailed below.

TERMS

Interest Rate:	_____	Discount Points:	_____
Loan Fee:	_____	Lock-in Fee:	_____
Lock Date:	_____	Lock Days (#):	_____
This lock-in agreement will expire on:		_____	
Special lock-in options are as follows:		_____	

CONDITIONS

The above lock-in terms are valid until the expiration date shown above. Your loan must close and fund (disbursement of funds by the lender) by the expiration date. In the event that your loan does not fund on or before the lock expiration date, the loan must be re-locked at the "higher of" the previous lock price or current scheduled pricing using the same lock option. A re-lock is not automatic upon expiration. In some cases the loan program under which you are locked may be discontinued by the lender subsequent to expiration of the lock.

REFUND OF LOCK-IN FEE

Your lock-in fee ☐ is ☐ is not refundable. If refundable, see conditions below.

CONDITIONS FOR REFUND OF THE LOCK-IN FEE

I/We understand and agree to the terms contained in this lock-in agreement.

_____ <i>Borrower's Signature</i>	_____ <i>Borrower's Printed Name</i>	_____ <i>Date</i>
_____ <i>Borrower's Signature</i>	_____ <i>Borrower's Printed Name</i>	_____ <i>Date</i>
_____ <i>Authorized Mortgage Broker Firm representative</i>	_____ <i>Mortgage Broker Firm Printed Name</i>	_____ <i>Date</i>

¹Optional elements

²Required elements